

Dealt with by: Environmental Health

Our Ref: SMD/2025/0002

Direct Dial:

Email:

Date: 24th April 2025

MEMORANDUM: PLANNING CONSULTATION

LOCATION	New Hill Farm , Tickhill Lane , Dilhorne , Staffordshire , ST10 2PL
PROPOSED DEVELOPMENT	Proposed change of use of agricultural building to stables

Potential Areas of Environmental Concern

1. Construction Impacts (Condition)
2. Manure Storage/ Odours (Condition)
3. Lighting (Condition)
4. Importation of fill material (Condition)
5. Surface Water Drainage (Condition)

General Comments:

Manure Storage: A condition is proposed. A50m separation distance should be based on the distance between the storage area and any permanent habitable dwelling which will be measured from the boundary of any dwellings including the recreational garden area (this does not include temporary dwelling, workshops, agricultural buildings or field boundaries etc). The storage area should be accessible in all weather conditions. Our standard advice is attached.

Drainage: Concerning the drainage of the proposed stabling and block there is no detailed information on the Planning application so we would recommend that all storm water and residue water from cleaning should be directed into the existing drainage/sewer systems of the site, if it is possible. Connection guidance and permission may need to be gained from the Local Water Utility Company of the area.

If it is not possible to connect into the existing drainage/sewer systems of the area then we recommend that all storm water and residue cleaning water is directed into its own discharge system and then into a soakaway/herring bone drainage system to be located on the applicants own land so that any storm/waste water can soak away into the natural subsoil of the area.

It is also recommended for both the above drainage scenarios that suitable drainage interceptor traps are incorporated into the drainage system to collect any solids such as straw, hay and wood chippings etc. (Condition advised)

Recommendation –

The Environmental Health Department have no objection subject to condition.

1. Construction & Demolition works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

2. Construction Impacts

- I. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;
- II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

Reason: *To protect the amenities of the area during construction*

3. Manure

Manure generated from the approved use should be collected and stored in a dedicated storage area, with sufficient capacity to store 6 months worth of manure. The manure storage area should have an impermeable surface capable of containing, or facilitating the collection of, all manure generated leachate and sited at least 50m from all neighbouring residential properties and garden areas. The burning of manure as a means of disposal is not permitted.

Reason: *To protect the amenity of neighbours and pollution of the environment.*

4. Lighting

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance or cause glare at the adjoining light sensitive locations when the light (s) is (are) in operation. The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011.

Reason: *To protect the local amenities of the local residents by reason of excess of*

illuminance

5. Surface water

Before the use hereby permitted commences, a written scheme for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the local planning authority. No part of the development shall be brought into use until the drainage system has been constructed in accordance with the approved scheme. The approved scheme shall be maintained for the life of the approved development.

Prior to being discharged into any watercourse, surface water sewer or soak away system, all surface water drainage from parking areas and hard standings shall be passed through an interceptor designed and constructed to have a capacity and details compatible with the site being drained.

Reason: *To protect the amenity of the locality, especially for people living and/or working nearby and To prevent pollution of the water environment*

Advisory:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

Nuisance: The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

- **Manure Management:** Manure generated from the approved use should be collected and stored in a dedicated storage area, with sufficient capacity to store 6 months worth of manure. The manure storage area should have an impermeable surface capable of containing, or facilitating the collection of, all manure generated leachate and sited at least 50m from all neighbouring residential properties. The burning of manure as a means of disposal is not permitted.
- Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download <http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf>
- The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m ²	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples

E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

- During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

Regards,
Environmental Health